

Camelback Rezoning:
7536, 7542 & 7548
(Rezone from R1-7 to S-R)

PROJECT NARRATIVE

This request is to rezone 3 existing single-family lots fronting Camelback Road between Miller & 75th Street to allow for professional office uses. These are the last remaining single-family zoned lots along this section of Camelback Road. The owners would like to rezone the property to Service Residential (S-R) to allow for professional office uses in the future.

This application complies with the City's General Plan. The Land Use Element of the General Plan designates this area as Category 14, Residential at 2-4 dwelling units per acre. Use of a residential nature; churches, schools, and professional offices described as "service residential" are consistent with the Land Use Plan for this area.

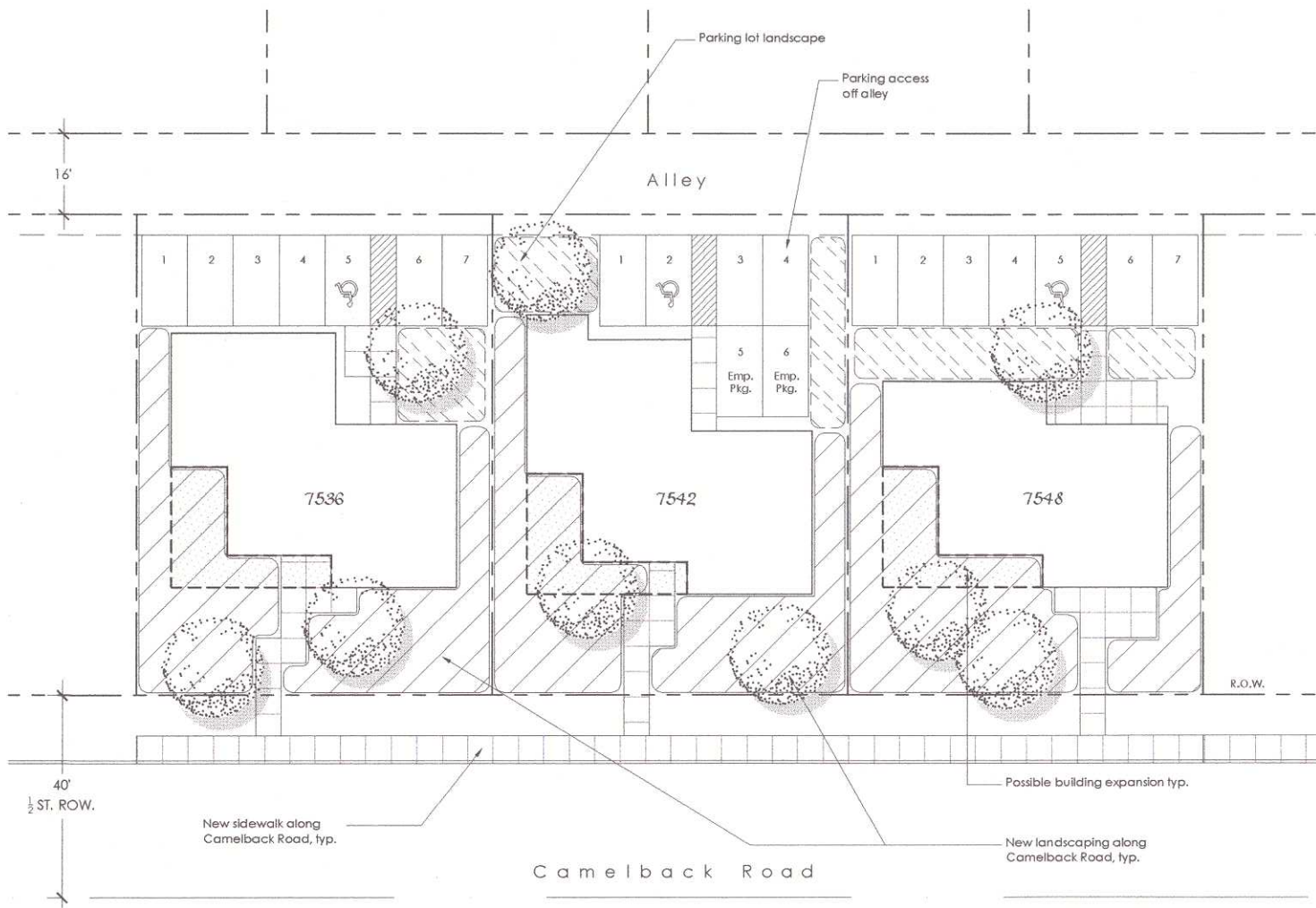
These properties are currently developed as single-family homes. The request is for rezoning from single family residential to Service Residential on the three existing residences. All other lots fronting Camelback Road between Miller Road and Scottsdale Road have previously been approved as Service Residential. Adjacent zoning consists of; S-R to the east and west, C-3 & PNC to the south and R1-7 across the alley to the north.

As part of the Scottsdale Terrace subdivision, the R1-7 zoning was appropriate for the lots fronting Camelback Road in the 1960's. Since that time the arterial character of Camelback Road, high traffic volumes and commercial uses on the south side has made this street less desirable for residential use. The owners plan to retain the residential character of the buildings. The residential use of the property will remain until such time as the needs of the owner's changes. At that time, the buildings may be renovated to allow for office uses. Parking will be provided in the back with access off the alley. Landscape and sidewalk improvements will improve the appearance and safety of the properties and provide an excellent buffer for the existing residential development to the north. Detailed Ordinance requirements will be provided for review and approval by the City's Development Review Board when these properties convert to the office use.

We have initiated the required Citizen Participation Plan, a copy of which has been submitted with this application. Over 90 letters were sent out to neighboring property owners informing them of this application. Our first open house was held on April 3, 2003. At the time of writing this narrative, we have received no opposition to this application. We believe the requested S-R use is appropriate for this location.

April, 2003

**4-ZN-2003
4/23/03**



LEGEND

-  Parking Area Landscape
-  Open Space
-  Potential Building Expansion

**Applicant
Submitted
Document**

PROJECT DATA

Location: NWC Camelback and Miller Roads
Current Zoning: R1-7
Proposed Zoning: SR
Proposed Use: Professional Office

Average Net Lot Size: 6,650 s.f.
Average Building Size: 1,585 s.f.
Possible Building Expansion Area: 390 s.f. (not inc. in following calculations)

Average Open Space Required: $6,650 \times .24 = 1,596$ s.f. $\times 3 = 4,788$ s.f.
Open Space Potentially Provided: 5,984 s.f. (all three lots)

Lot 7536, 2,017 s.f.
 Lot 7542, 1,997 s.f.
 Lot 7548, 1,970 s.f.

Parking Proposed: 20 spaces (all three lots)
Parking Area: 3,510 s.f. (all three lots)
Parking Landscape Required: $3,510 \times .15 = 830$ s.f. (all three lots)
Parking Landscape Provided: 1,460 s.f. (all three lots)



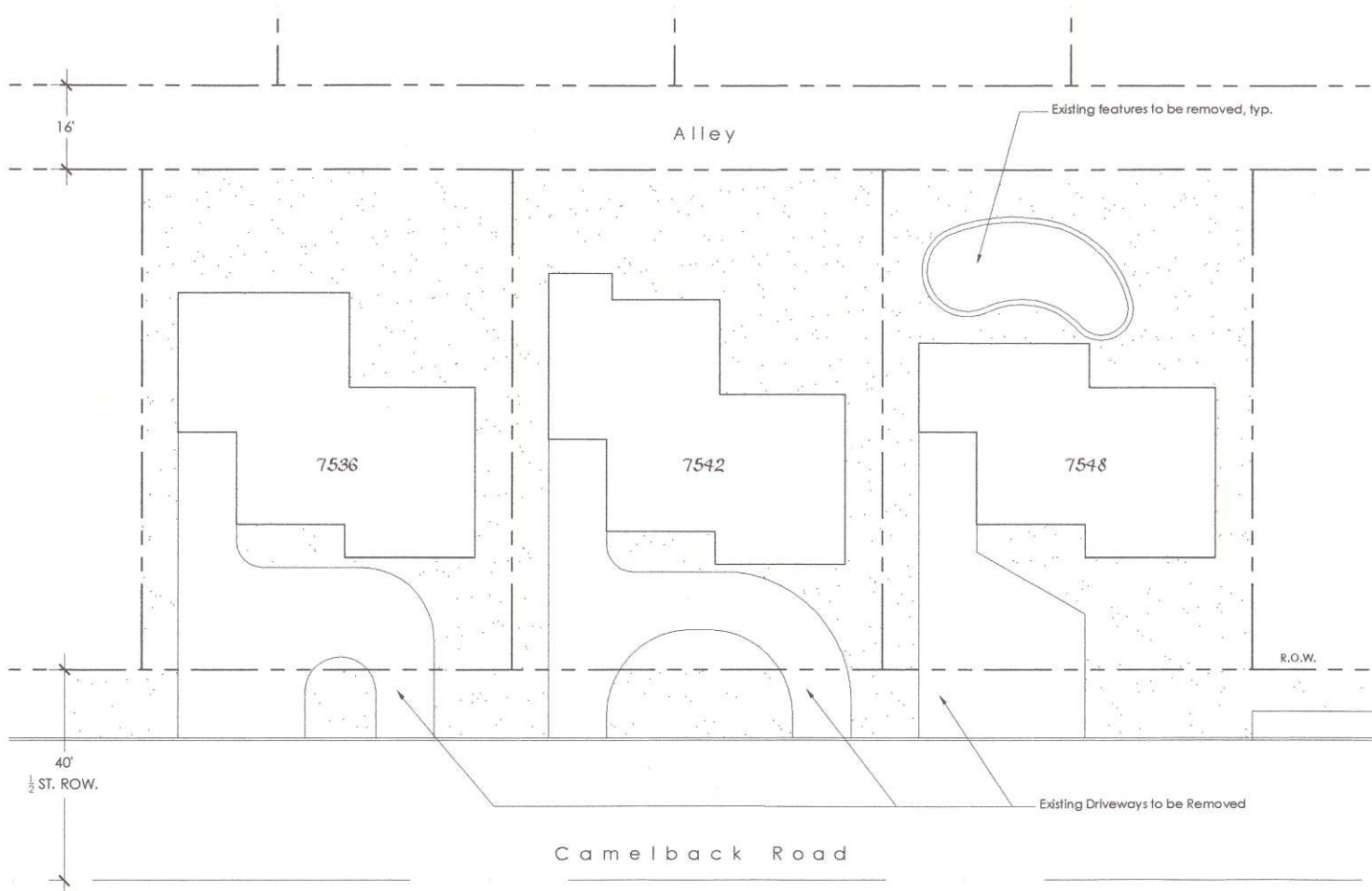
Proposed Site Plan

Camelback Rezoning Scottsdale, Arizona

prepared for:
 Land Development Services


 April 21, 2003

**4-ZN-2003
4/23/03**



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Existing Conditions

Camelback Rezoning Scottsdale, Arizona

prepared for
 Land Development Services

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April 21, 2003

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